

**WEST VALLEY CITY, UTAH**

**ORDINANCE NO.** \_\_\_\_\_

**Draft Date:** \_\_\_\_\_  
**Date Adopted:** \_\_\_\_\_  
**Effective Date:** \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A  
CHANGE OF ZONE FOR PROPERTY LOCATED AT 3700 S 6400  
W FROM ZONE 'A' (AGRICULTURE) TO ZONE 'R-1-10'  
(SINGLE FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000  
SQUARE FEET)**

**WHEREAS**, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

**WHEREAS**, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

**WHEREAS**, the City Council of West Valley City finds that such zoning change should be made;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of West Valley City,  
Utah:

**SECTION 1. ZONING CHANGE.**

The property described in application #Z-6-2014, filed by Hallmark Homes and Development, located at 3700 S 6400 W is hereby reclassified from zone 'A' (agriculture) to zone 'R-1-10' (single family residential, minimum lot size 10,000 square feet) said property being more particularly described as follows:

PARCEL #: 14-34-251-003  
LOT 1, NEWTON SUBDIVISION

PARCEL #: 14-34-251-004  
LOT 2, NEWTON SUBDIVISION

PARCEL #: 14-34-276-049

BEG 1144.1 FT N & 175 FT W FR E 1/4 COR OF SEC 34, T 1S, R 2W, S L M; S 33 FT; W 39 FT; N 33 FT; E 39 FT TO BEG. ALSO BEG 1320 FT N FR E 1/4 COR OF SD SEC 34; W 340 FT; S 209 FT; W 209 FT; N 209 FT; W 495.86 FT; S 365 FT; E 834.96 FT; N 49.1 FT; W 128 FT 10 INS; N 77 FT; E 124 FT; N 63 FT; E 39 FT; N 115.9 FT; E 175 FT; N 60 FT TO BEG. LESS STREET ALSO BEG 1004.1 FT N & 214.01 FT W FR E 1/4 COR OF SD SEC 34; W 124 FT; N 77 FT; E 124 FT; S 77 FT TO BEG. 6.34 AC M OR L. LESS THE FOLLOWING DESCRIBED AREA:

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10131 PAGE 1269, AND ALL OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 9215 PAGE 1470 ACCORDING TO THE OFFICIAL RECORDS IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PORTION OF REAL PROPERTY DESCRIBED IN DEED BOOK 10131 PAGE 1269, SAID CORNER BEING ALSO LOCATED NORTH 1320.00 FEET FROM THE EAST ¼ CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N0°01'12"E ALONG THE SECTION LINE FROM SAID EAST ¼ CORNER TO THE NORTHEAST CORNER OF SAID SECTION 34); THENCE SOUTH 60.00 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 6221 PAGE 2993 ACCORDING TO THE OFFICIAL RECORDS IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST ALONG SAID REAL PROPERTY 175.00 FEET; THENCE SOUTH 148.90 FEET MORE OR LESS TO A POINT ON THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN DEED BOOK 10245 PAGE 9009 ACCORDING TO THE OFFICIAL RECORDS IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE WEST ALONG SAID DEED 39.00 FEET; THENCE SOUTH 89.85 FEET; THENCE WEST 335.00 FEET; THENCE NORTH 189.84 FEET; THENCE N82°52'30"W 71.82 FEET; THENCE NORTH 100.00 FEET; THENCE EAST 620.26 FEET TO THE POINT OF BEGINNING.

PARCEL #: 14-34-276-058

BEG N 660 FT & W 995.7 FT FR E 1/4 COR OF SEC 34, T1S, R2W, SLM; N 295 FT; W 49.15 FT; N 147.2 FT; W 115 FT; S 25.4 FT; W 418.23 FT; N 243.2 FT; W 402.07 FT; S 660 FT; E 104.13 FT M OR L; N 69 FT; E 54 FT; E'LY ALG A 15 FT RADIUS CURVE TO L23.56 FT (CHD S 45°00'00" E 21.21 FT); SE'LY ALG A 827 FT RADIUS CURVE TO R 178.44 FT (CHD S 83°49'07" E 178.09 FT); SE'LY ALG A 773 FT RADIUS CURVE TO L 166.79 FT (CHD S 83°49'07" E 166.46 FT); E 9.08 FT; S 16.9 FT; E 459.7 FT M OR L TO BEG. 11.2 AC M OR L.

PARCEL #: 14-34-276-026

COM 732 FT N FR E 1/4 COR SEC 34, T 1S, R 2W, SL MER, W 120 FT; N 73 FT; E 120 FT; S 73 FT TO BEG. LESS STREET. 0.15 AC.

PARCEL #: 14-34-276-061

BEG N 660 FT FR E 1/4 COR OF SEC 34, T1S, R2W, SLM; W 995.7 FT; N 295 FT; E 785.8 FT; S 0°01'12" W 46.64 FT M OR L; N 89°58'01" E 209.16 FT; S 103.51 FT M OR L; W 120 FT; S 73 FT; E 120 FT; S 72 FT TO BEG. 6.19 AC M OR L

## **SECTION 2. ZONING MAP AMENDMENT.**

The West Valley City Zoning Map shall be amended to show the change.

## **SECTION 3. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon posting, as required by law.

**DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.**

**WEST VALLEY CITY**

\_\_\_\_\_  
**MAYOR**

**ATTEST:**

\_\_\_\_\_  
**CITY RECORDER**